

establishment of zoning districts. Permitted and prohibited uses for each zoning district are defined in this chapter, as are the minimum lot sizes, maximum building heights, population density ratios, minimum yard setbacks, and other appropriate guidelines.

The Town's first zoning ordinance was adopted on June 4, 1953. In 1974, the Board of Commissioners adopted a more extensive zoning ordinance and official zoning map. Since that time, the text of the zoning ordinance has been amended and changes to the zoning map have been recorded. From 1983 to 1985, a comprehensive rezoning master plan was implemented. In November, 1991, the text of the zoning ordinance was modified, thereby completing this effort. See MAP 2.

The two major transportation routes serving the Town, NC 12 (Virginia Dare Trail) and U.S. 158 (Croatan Highway), were the primary factors influencing the development of the Town's approach to zoning. These two highways have become borders that identify patterns of land use and geographic sub-regions.

The Town has been divided into distinct geographical sub-regions with associated zoning districts. The oceanfront district sub-region and land west of U.S. 158 are subject to rather strict development guidelines. The commercial district sub-region provides a setting where a wider range of uses are permitted and where land use guidelines are considerably more liberal than elsewhere in the Town. These sub-regions and the residential district sub-region are briefly described as follows:

- ! Oceanfront District Sub-Region - This sub-region includes all land east of NC 12 and comprises the Ocean Impact Residential (OIR) Zoning District. This zoning district, created in 1985, is designed to provide a residential setting for seasonal accommodations and